

# Approved Minutes

City of Bloomington  
Development Review Committee  
April 1, 2014

McLeod Conference Room  
Bloomington Civic Plaza – 1800 West Old Shakopee Road

## Staff Present

Laura McCarthy (Fire Prev) – Chair, 952-563-8965    Eric Solie (Environmental Health) 952-563-8978  
Kent Smith (Assessing) 952-563-8707    Londell Pease (Planning) 952-563-8926  
Duke Johnson (Bldg. & Inspection) 952-563-8959    Michael Centinario (Planning) 952-563-8921  
Jen Desrude (Engineering) 952-563-4862    Greg Boatman (Parks & Rec) 952-563-8899  
Joanne Schentzel (Engineering) 952-563-4629

## Item 1

<i>Informal DRC Meeting</i>	4/1/2014 9:00 AM
<i>Project Name</i>	Luther - 8824 Wentworth IUP
<i>Site address</i>	8824 Wentworth Avenue
<i>Application type</i>	Interim Use Permit
<i>Staff contact</i>	<a href="#">Pease, Londell</a> x 8926
<i>Proposal</i>	The applicant requests an interim use permit for the storage of new car inventory. The long term use of the site will be for warehouse, auto repair activities and related industrial activities for the Luther Dealerships. The immediate need is for the storage of new car inventory while reconstructing the Infinity Dealership and the Kia and Fiat storage lots.
<i>Plat name</i>	Unplatted - 10 027 24
<i>Decision maker</i>	City Council
<i>Reviews</i>	DRC; City Council; Planning Commission
<i>Contact 1 name</i>	Linda McGinty <a href="mailto:Linda.McGinty@lutherauto.com">Linda.McGinty@lutherauto.com</a>
<i>Contact 1 address</i>	3701 Alabama Avenue South St. Louis Park, MN 55416
<i>Contact 1 phone</i>	952-258-8814 - Office 612-708-7149 - Cell
<i>Contact 2 name</i>	Steven Sabraski, PE LANDFORM, Studio Lead
<i>Contact 2 address</i>	105 South Fifth Avenue, Suite 513 Minneapolis, MN 55401
<i>Contact 2 e-mail</i>	Steven Sabraski, PE <a href="mailto:ssabraski@landform.net">&lt;ssabraski@landform.net&gt;</a>
<i>Contact 2 phone</i>	Direct: 612-638-0243

## Guests Present

Linda McGinty – Luther Co.  
Steven Sabraski - Landform  
Mark Rosenthal – Luther Co.  
Peter Beck – Beck Law Office

[Linda.McGinty@lutherauto.com](mailto:Linda.McGinty@lutherauto.com)  
[ssabraski@landform.net](mailto:ssabraski@landform.net)  
[Mark.rosenthal@lutherauto.com](mailto:Mark.rosenthal@lutherauto.com)  
[peter@peterbecklaw.com](mailto:peter@peterbecklaw.com)

## Discussion/Comments:

- Londell Pease (Planning) Reviewed proposal: The applicant has purchased 8824 Wentworth with the long term goal of moving some auto repair, vehicle preparation and warehouse function to the site thereby increasing the efficiencies of the operations. This intent is to analyze the operation and in the next few years, transition the site into Code complying uses.
- Currently, Luther operations will have a significant inventory storage issue at local dealerships and this will aid in managing inventory. In addition, with the redevelopment of Infiniti and the reconfiguration of the Fiat/Kia storage lot, the need is greater. The applicant seeks a three year Interim Use Permit to allow storage of new inventory at this site with minimum improvements. Long term, the site would be upgraded as required and the applicant would apply for a CUP for any open storage not related to the future use. The plan shows the majority of the site would be used for storage under the IUP.
- Greg Boatman (Park and Recreation) - No comment
- Kent Smith (Assessing) - Asked if they are using the building for car storage, applicant noted yes. Confirmed that no replat is required.
- Eric Solie (Environmental Health) – Don't park on the grass in front of the building.
- Duke Johnson (Building and Inspection) – Asked if there are floor drains, if so they need flammable waste traps. Applicant noted there are no drains. Will not be servicing vehicles. The building is not sprinklered (possibly a small portion is sprinklered), and there is no basement. If they demo any of the lean-tos on the site, a demolition permit would be required.
- Laura McCarthy (Fire Prevention) – Asked if there are any other uses, other than vehicles storage – applicant noted they are not using the offices. Pease noted in the long term there may be other uses for the building, but for now just vehicle storage. McCarthy stated they must verify exiting, emergency lighting, and life safety systems (some fire extinguishers). Johnson noted this is not considered a change in use for this proposal. Size of building dictates if there should be a fire alarm system (for storage). Will also need to look for drains.
  - Parking – still need fire department access to all parts of the building, with a minimum 20 foot drive. Asked if they have a striping plan, applicant stated not at this time. Staff asked them to submit a plan showing how parking will be on the site.
  - Talked about existing fencing and making sure there is fire truck access.
  - Asked about the entry gate – applicant noted it is a power gate. How will this site be accessed if the power goes out? Applicant noted there is a release on the gate to open it manually.
- Londell Pease – They plan to use the storage area on the west side of the fence– leaving the site as is.
  - Security measures should be reviewed by the Police Dept. If the area is secured, then there is no lighting requirement. Otherwise, minimum lighting is required.
- Heidi Miller (Police) - Not present, but will be looking at security issues.
- Jennifer Desrude (Engineering/Utilities/Traffic) – handed out Public Works comments, highlighting a few:

- Any site changes – civil plans will be required, designed and signed by a civil engineer.
- Make sure transport trucks can unload on-site and not on City right-of-way.
- Future use of the site comments include that the southern driveway is too wide – refer to driveway standards. Also, any future development of the site will need to comply with Storm Water Standards at that time.
- Make sure they are not tracking dirt onto the street – they are responsible for clean-up.
- Sewer Availability Charge (SAC) – there may not be a charge – but call Met Council anyway.
- No hydrants on-site – suggested to correct this in the future.
- Eileen O’Connell (Public Health) – Not present
- Londell Pease – additional comments:
  - Staff partially supports the IUP with a reduction in storage area requested. There are issues with using the entire site. Storage should be limited to areas not required to meet the minimum parking for the building and be located in the side and rear yard areas only.
  - Information on transport ingress and egress as well as loading and unloading will be required.
  - No information of fencing is provided. Please refer to the requirements in the City Code.
- Staff determined this does not need to come back to formal DRC.

Site Address: 8824 Wentworth Ave. S.

**LUTHER – 8824 WENTWORTH IUP**

Plat name: **Unplatted**

Proposal: **Interim Use Permit for storage of new car inventory.**

## PUBLIC WORKS DEPARTMENT DEVELOPMENT PLAN REVIEW

City of Bloomington 1700 West 98<sup>th</sup> Street, Bloomington, MN 55431 952-563-4870

### Applicant Information

Linda McGinty  
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St. Louis Park, MN 55416  
[Linda.McGinty@lutherauto.com](mailto:Linda.McGinty@lutherauto.com)  
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Direct 612-638-0243

Case No: n/a

Permit No:

Scheduled for: Informal DRC: 4/1/14 Item #1  
Formal DRC:

Planning Commission:  
City Council:

Date Received: **3/24/14**  
Return to: **Londell Pease**  
Due Date: **3/31/14**

Plan Reviewer	Date	Date	Date	Date
<b>Development/Services Section – 952-563-4862</b>				
Jen Desrude (JCD), Civil Engineer	3/31/14			
<b>Traffic Section</b>				
Amy Marohn (ALM), Civil Engineer	3/31/14			
Tom Bowlin (TPB), Civil Engineer				
Kirk Roberts (KAR), Traffic & Trans. Engineer				
<b>Street Design &amp; Construction Section</b>				
Steve Jorschumb (SKJ), RLS	3/31/14			
Julie Long (JML), Senior Civil Engineer	3/31/14			
Bob Simons (BPS), Civil Engineer	3/31/14			
<b>Water Resources Section</b>				
Bryan Gruidl (BRG), Sr. Water Resources Manager				
Steve Segar (SWS), Civil Engineer	3/31/14			
<b>Utilities Division</b>				
Tim Kampa (TKK), Civil Engineer	3/31/14			
Eric Wharton (ECW), Civil Engineer				
<b>Maintenance Section</b>				
Scott Anderson (SMA), Assist. Maint. Superintendent	3/31/14			
Dave Hanson (DLH), Assist. Maint. Superintendent				
<b>Administration</b>				
Jim Gates (JBG), Deputy Director of PW				
Karl Keel (KPK), Director of Public Works				
Shelly Pederson (SAP), City Engineer				

Email  
Other

## 1. Development/Services Section (Plats, Easements, Agreements, Misc.)

### Code Requirements

☒ All development setbacks shall be based on planned widened rights-of-way for the abutting public street(s) (Section 19.42).

CC = Council Condition of Approval

PR = Plan Requirement - need to revise plans or satisfy comment prior to the issuance of permits

S/R = Suggestion/Recommendation

CC	PR	S/R	Comment	Date & Initial	Date Complete
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### Miscellaneous Comments

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Furnish a revised Grading, Drainage, Utility, and Erosion Control plan. Plans shall be reviewed and approved by the City Engineer prior to issuance of permits. (If changes are made.)	3/31/14 JCD	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	MN licensed Civil Engineer must design and sign all civil plans, including Grading, Drainage, Utility and Erosion Control plans. (If changes are made.)	3/31/14 JCD	
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Is a fence/gate proposed? How will loading and unloading occur?	3/31/14 JCD	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Show layout of storage.	3/31/14 JCD	

### Standard Notes to Add to Plan

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Contractor shall obtain a Public Works Permit Application for obstructions and concrete work within Right-of-Way. Permit is required prior to removals or installation. Contact Sean Jenkins at 952-563-4545 or <a href="mailto:sjenkins@BloomingtonMN.gov">sjenkins@BloomingtonMN.gov</a> permit application and for fee information. (If any driveway work is proposed.)	3/31/14 JCD	
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## 2. Traffic Section & Street Design / Construction Section

### Traffic

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Note: The driveway appears to be too wide to meet our non-residential standards. Would like to consolidate the 2 driveways onto Wentworth into 1 complying driveway when site improvements are made/approved.	3/31/14 ALM	
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### Standard Traffic Notes to Add to Plan

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	All parking shall be on-site – no on-street parking/loading/unloading allowed.	3/31/14 JCD	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Storage of materials or equipment shall not be allowed on public streets or within public right-of-way.	3/31/14 JCD	

## 3. Water Resources Section

### Storm Water Comments

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Future development will require meeting current stormwater standards.	3/31/14 SWS	
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### Erosion/Sediment Control Comments

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Clean any mud and/or tracking from vehicles going from unpaved to paved areas that drain to the stormsewer.	3/31/14 SWS	
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## 4. Utilities Division

### General

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Sewer Availability Charge (SAC) be satisfied. Contact the Met Council at 651-602-1378 for a SAC determination, which is required by the Metropolitan Council Environmental Services. A determination will be needed when they begin auto repair activities.	3/31/14 TKK	
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<b>Water</b>					
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Install enough hydrants to provide fire protection for the entire building (each hydrant covers a 150' radius). There currently are no fire hydrants on this site. Suggest installing one or more.		3/31/14 TKK

<b>5. Maintenance Section</b>					
<input checked="" type="checkbox"/>	No comment.				